

City of Reading Zoning Hearing Board Meeting
PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting
Wednesday, August 13, 2008 @ 5:30 PM

NEW APPEALS

1. 622 Pine St. (Appeal 2008-26)

Hear the appeal of Tanya D. Allen applicant to operate a Day Care center requesting a Special Exception under §27-1202.4(B) and §27-804 use not permitted by right in R-3 zoning district. The applicant proposes to facilitate 12 children, with hours of operation from Monday through Friday 6 AM to 6 PM. All daycare activities will be conducted on the first floor that incorporates 712 ft² of space. The property was previously permitted #94-80 as Place of Worship; #2003-432 Head Start Day care that included 1st and 2nd floors; #2006-527 commercial offices on 1st and 2nd floor; #2007-528 commercial construction and remodeling company.

2. 135 Greenwich St. (Appeal 2008-27)

Hear the appeal of Jahaira Marin (owner and applicant) to return abandoned store front in R-3 zoning district back to commercial use as a notary service and insurance office therefore seeks a variance under S27-804 use not permitted by right and S27-607 Termination and abandonment of nonconforming use. The applicant proposes to conduct her notary/insurance business from 9 AM to 4 PM, Monday through Friday and Saturday from 9 AM to 2 PM; anticipates 2 employees. The property previously served as “Pauls Food Market” dating back to 1969. The use was abandoned years later with all equipment being removed.

3. 600 Museum Rd (Appeal 2008-28) Note Parcel address is 1201 S. Parkside Dr.

Hear the appeal of Peter Poncheri, applicant on behalf of the Foundation for the Reading Public Museum for Variance under §27-1709 no signs permitted in Preservation district exception under 27-1712(B) whereas the proposed entrance signs exceed the permitted 32 ft² allowance; sign one 82.11 ft² and other is 68.80 ft² with exceedance of 50.11 ft² and 36.8 ft² respectively. Special exception signs under 27-1710 for the public information sign as denoted from the proposed banner sign shall conform to 27-1713 through 27-1715.

DECISIONS RENDERED:

1. 147 S. 6th St. (Appeal 2008-21)

Decision to be rendered on Carmen Cruz for Variance under §27-804 proposed use as family oriented social hall to conduct private parties, family reunions and birthday parties

2. 1600 N. 10th St. (Appeal 2008- 22)

Decision to be rendered on Victor M. Espinal (applicant) for Variance to construct an addition to increase building size by 90%; proposed increase will encroach into rear yard setback the variance requested is 9’6”.

3. 905 N 9th St. (Appeal 2008-23)

Decision to be rendered on Samuel Delacruz for Variance under §27-804 to establish a barber shop.

4. 1142 N Front St. (Appeal 2008-24)

Decision to be rendered on Paul Rodriquez for Variance under §27-804 use as an auto body collision.

5. 912-914 Lancaster Ave. (Appeal 2008-25)

Decision to be rendered on Michael Beres for Variance “Tanning Salon and Therapeutic Massage” is not equal to fitness center/recreational facility/athletic club as defined in the ordinance.